

CHAPPARAL ROAD
(40' R.O.W.)
Recs: S55°42'E-126°0'
S25°27'07"
S25°26'13"

Rec: N 75°15'00" E 1008.25' (total)
N 75°14'08" E 706.99'

3

Rec: N74°39'E-40.5'
N75°27'59"E
40.29'

**LOT
47**

LOT
48

LOT

**LOT
50**

**LOT
51**

**LOT
52**

**LOT
53**

6.789
ACRES
Residue of
Called 9.917 Ac.
Paul W. & Elizabeth Gimmler
M.C.C.F. #8146978
R.P.R.M.C.T.

Called 3.121 Ac.
Andrew & Jennifer Vanhaverbeke
M.C.C.F. #8146978
R.P.R.M.C.T.

**WILLIAM ATKINS SURVEY
ABSTRACT No. 3**

BOUNDARY & IMPROVEMENT
SURVEY
FOR: 28TH TOSCANA, LLC.
SOUTH PINE LAKE ROAD
MONTGOMERY, TEXAS

BEING a 6.789 acre tract of land situated in the William Atkinson Survey, Abstract No. 1, Montgomery County, Texas, being all of the residue of that certain called 9.917 acre tract described as a portion of Block 3 and Block 4 of Pine Lake Club Subdivision, as shown on the map or plat thereof, recorded in Volume 5, Page 115 of the Montgomery County Map Records (M.C.M.R.), in instrument to Paul W. Gimmmler and Elizabeth Gimmmler, recorded in Clerk's File No. 8146978 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 6.789 acre tract being more particularly described by attached metes and bounds.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0350 G, effective 08/18/14.

Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 11/29/17 RH

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the following qualified provider:
Chicago Title Insurance CO.
G.F. No. CTH-CO-CTT17687922
Effective date: 11/20/2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
Those recorded in Vol. 359, Pg. 364, M.C.D.R. and under M.C.C.F. #8623569.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.

LEGEND

wm	=	water meter
rnh	=	manhole
cbd.	=	cable tv box
tel.	=	telephone box
elec.	=	electric box
pp	=	power pole
eca	=	edge of asphalt
rec.	=	record call
B.L.	=	building line
U.E.	=	utility easement
D.E.	=	drainage easement
A.E.	=	aerial easement
M.C.D.R.	=	Montgomery County Deed Records
M.C.M.R.	=	Montgomery County Map Records

TEXAS PROFESSIONAL SURVEYING, LLC.
3032 N. FRAZIER STREET
CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

PROJECT NO. C281-21A	Key Map 154G	DRAWING DATE: 11/30/17 REVISED: DRAWN BY: CDF
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